

SNAPSHOT of HOME Program Performance--As of 06/30/08
State Participating Jurisdictions



Participating Jurisdiction (PJ): **Georgia**

PJ's Total HOME Allocation Received: **\$309,882,071**

PJ Since (FY): **1992**

Category	PJ	National Average	National Rank*
<u>Program Progress:</u>			
% of Funds Committed	88.2 %	92.35 %	44
% of Funds Disbursed	76.96 %	85.15 %	47
Leveraging Ratio for Rental Activities	1.82	3.88	41
% of Completed Rental Disbursements to All Rental Commitments**	93.38 %	93.94 %	33
% of Completed CHDO Disbursements to All CHDO Reservations**	69.49 %	79.48 %	42
<u>Low-Income Benefit:</u>			
% of 0-50% AMI Renters to All Renters	75.71 %	79.42 %	41
% of 0-30% AMI Renters to All Renters**	27.82 %	37.08 %	43
<u>Lease-Up:</u>			
% of Occupied Rental Units to All Completed Rental Units**	99.34 %	98.36 %	26
<u>Overall Ranking:</u>			46 / 51 PJs
<u>HOME Cost Per Unit and Number of Completed Units:</u>			
Rental Unit	\$18,460	\$26,704	8,513 Units 43.9 %
Homebuyer Unit	\$4,170	\$12,794	9,612 Units 49.6 %
Homeowner-Rehab Unit	\$17,463	\$19,729	1,189 Units 6.1 %
TBRA Unit	\$3,306	\$2,971	65 Units 0.3 %

* - The National Rank compares the 51 state HOME PJs within the nation, including Puerto Rico but, excluding Washington DC and Insular Areas. A rank of 1 is the highest; a rank of 51 is the lowest.

** - This category is double-weighted in the National Overall Ranking.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Georgia GA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$51,614	\$54,812	\$29,005
State:*	\$49,604	\$62,729	\$28,582
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.85

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	37.9	41.2	35.6	12.3
Black/African American:	56.9	51.8	63.3	87.7
Asian:	0.2	0.2	0.0	0.0
American Indian/Alaska Native:	0.1	1.6	0.2	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.3	0.5	0.5	0.0
Asian/Pacific Islander:	1.1	0.5	0.0	0.0

ETHNICITY:

Hispanic	3.3	4.2	0.4	0.0
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HOUSEHOLD SIZE:

1 Person:	51.5	26.0	44.9	40.0
2 Persons:	22.5	25.3	30.3	27.7
3 Persons:	14.5	23.1	11.2	20.0
4 Persons:	8.0	15.5	7.8	4.6
5 Persons:	2.4	6.8	3.6	6.2
6 Persons:	0.9	2.2	1.3	1.5
7 Persons:	0.2	0.7	0.7	0.0
8 or more Persons:	0.0	0.4	0.3	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	32.9	29.5	21.4	43.1
Elderly:	30.1	1.6	49.4	0.0
Related/Single Parent:	22.4	35.4	15.0	43.1
Related/Two Parent:	8.0	25.1	11.4	3.1
Other:	6.6	8.4	2.9	10.8

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	15.7	0.0 [#]
HOME TBRA:	15.3	
Other:	6.5	
No Assistance:	62.5	

of Section 504 Compliant Units / Completed Units Since 2001 210

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.





**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
State Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Georgia State: GA

Summary: 2 / Of the 5 Indicators are Red Flags

Overall Rank: 46

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 90.50%	93.38	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 70.50%	69.49	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	75.71	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 97.90%	99.34	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.520	3.17	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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